

**The Falls Village Homeowners Association
Policies and Procedures
as required by C.R. S. 38-33.3-209.5**

The following Policies and Procedures were adopted by the Board of Directors of the Falls Village Homeowners Association ("the Association") pursuant to Colorado Revised Statute ("C.R.S.") 38-33.3-209.5.

PROCEDURES FOR ADOPTION AND AMENDMENT OF POLICIES, PROCEDURES, AND RULES

The following procedures shall apply to the Association's policy, procedure and rule making authority:

- a. The Board in its sole discretion shall determine and adopt or modify policies, procedures, or rules it considers to be beneficial to the Association.
- b. The Board may provide notice to the Members of the issue and the proposal(s) to address the issue by policy, procedure, or rule.
- c. The Board may seek the comment of the Members prior to voting on adopting the policy, procedure, or rule.
- d. The policy, procedure, or rule shall become effective 30 days after the policy, procedure, or rule is adopted by the Board and published to the members of the Association.

In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Declaration of Covenants, Conditions, Restriction, and these listed "Policies & Procedures", such provisions of the Articles, Bylaws and the Declaration of Covenants shall take precedence and supersede any provisions of these "Policies & Procedures."

In the event a Court of competent jurisdiction finds a provision of any of these Policies and Procedures void or otherwise unenforceable, the other provisions shall remain in full effect.

Approved by the Board of Directors of the Falls Village Homeowners Association after a 30 day review by the membership.

Carol Day - Pres. Date 10/27/09

Linda Myman Vice Pres Date 10/29/09

Bonnie Galbreath - Sect'y Date 10/27/09

_____ Date _____